



COUNTY OF PLACER

Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING

ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE

AGENDA

THURSDAY, MARCH 17, 2011

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the CDRA Building, Planning Commission Hearing Room, at 3091 County Center Drive. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 feet of the property lines of the subject property.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Materials related to an item on this Agenda that are submitted to the Zoning Administrator Clerk after distribution of the agenda packet, are available for public inspection in the Planning Department located at 3091 County Center Drive, Auburn, CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

PLACER COUNTY ZONING ADMINISTRATOR

9:00 A.M.
MJ

VARIANCE (PVAA 20110031)

CHRISTIENSEN

CATEGORICAL EXEMPTION

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Diane Christiansen, for Variances to the front setback of 75 feet from the centerline of Fairview Road or 50 feet from the property line as follows: a Variance to allow for 32 feet from the centerline of Fairview Road or seven feet from the property line for the construction of an approximately 400 square foot addition to the residence; a Variance to allow for 40 feet from the centerline of Fairview Road or sixteen feet from property line for the construction of an approximately 528 square foot garage; and a Variance to allow for 32 feet from the centerline of Fairview Road or 12 feet from the property line to bring an existing 100 square foot shed into compliance with County Code. The applicant is also requesting a Variance to the north side yard setback of 30 feet from the property line to allow for 18 feet from the property line for the construction of the proposed garage and a Variance to the south side yard setback of 30 feet to allow for one foot to bring the existing shed into compliance with County Code. The subject property, Assessor's Parcel Number 077-230-035, comprises approximately 0.41 acres, is located at 16841 Golden Ridge Road in the Applegate area, and is currently zoned RS-AG-B-43 [Residential Single Family, combining Agriculture, combining a minimum Building Site of 43,560 sq ft (or a 1.0 acre min)]. The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.070, Class 5 – 18.36.070 - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Department contact for the above project, Melanie Jackson, can be reached at (530) 745-3036.

9:10 A.M.
RS

VARIANCE (PVAA 20110039)
HARRISON
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 3 (HOLMES)

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Lance Harrison, for a Variance to the side (north) setback to allow an expansion to the master bedroom to be constructed with a 22-foot setback, where 30 feet is required. The subject property, Assessor's Parcel Number 032-247-002 comprises 0.57 acre, is located at 7935 Rock Springs Drive in the Penryn area, and is currently zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres). The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.070, Class 5 – Minor Alterations in Land Use Limitations - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Department contact for the above project, Roy Schaefer, can be reached at (530) 745-3061.